

**Facilitating Secondary Uses on Utility Rights of Way**

Historically, utility rights of way, such as electricity transmission corridors, were considered marginal or undevelopable lands. However, as Los Angeles County's (County) population continues to grow, the cost of available land continues to increase and developable acreage continues to become scarcer. Therefore, it is important that the County continues to develop creative solutions to encourage efficient land use, and that the infill potential on underutilized utility rights of way be reevaluated. Specifically, underutilized utility rights of way offer opportunities for a variety of secondary land uses, such as green space, recreation, and commercial wholesale businesses. A common secondary use under utility power lines are wholesale nurseries. The plant stock offers the benefit of creating a landscaped appearance to areas that would otherwise be unattractive.

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**MOTION**

MOLINA	_____
RIDLEY-THOMAS	_____
YAROSLAVSKY	_____
ANTONOVICH	_____
KNABE	_____

**MOTION BY SUPERVISORS MARK RIDLEY-THOMAS**

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Secondary land uses in utility rights of way may benefit the surrounding communities by allowing viable, legal uses to occupy sites that would otherwise attract nuisance activities and/or illegal dumping.

The County's Zoning Ordinance, Title 22 of the County Code, does not currently provide for secondary land uses in utility rights of way. Uses such as plant nurseries are permitted as primary uses in certain zones, but entitlement often requires a conditional use permit. In order to simplify the permitting procedure to allow for community-benefiting secondary uses in these areas, amendments to Title 22 are necessary.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

Instruct the Director of the Department of Regional Planning, in coordination with the Fire Chief, to prepare a study that evaluates the issues and provides recommendations for an appropriate permitting process for plant nurseries, row crops, and other secondary land uses that are considered appropriate on utility rights of way and report back to the Board of Supervisors by September 2014.

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